



Order Filed on March 9, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1

DENISE CARLON, ESQUIRE

KML LAW GROUP, P.C.

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Attorneys for Secured Creditor

PNC Bank, National Association

In Re:

Sandra J. May,

Debtor.

Case No.: 19-27812 JNP

Hearing Date: 3/4/2020 @ 9:00 a.m.

Judge: Jerrold N. Poslusny Jr.

**ORDER RESOLVING SECURED CREDITOR'S OBJECTION TO DEBTOR'S
CHAPTER 13 PLAN**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED

DATED: March 9, 2020

A handwritten signature in black ink, appearing to read "J. Poslusny", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

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Debtor: Sandra J. May

Case No.: 19-27812 JNP

Caption: **ORDER RESOLVING SECURED CREDITOR'S OBJECTION TO
DEBTOR'S CHAPTER 13 PLAN**

This matter having been brought before the Court by KML Law Group, P.C., attorneys for Secured Creditor, PNC Bank, National Association, holder of a mortgage on real property located at 590 Livezey Street, Philadelphia, PA 19128, Denise Carlon appearing, by way of objection to the confirmation of Debtor's Chapter 13 Plan, and this Court having considered the representations of attorneys for Secured Creditor and Eric Clayman, Esquire, attorney for Debtor, Sandra J. May, and for good cause having been shown;

It **ORDERED, ADJUDGED and DECREED** that Debtor is to sell the property by June 30, 2020; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that Debtor is to make regular post-petition payments in accordance with the note and mortgage to Secured Creditor while the sale is pending; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that the Trustee shall not make disbursements on Secured Creditor's claim while the sale is pending; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that the Secured Creditor does not waive its rights to the pre-petition arrears or post-petition arrears that have or may accrue; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that in the event the Debtor fails to sell the subject property; Debtor shall modify the plan to otherwise address Secured Creditor's claim; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that any payoff amount of Secured Creditor's claim is to be calculated under applicable state law, and per the terms of the note and mortgage; and

It is **FURTHER ORDERED, ADJUDGED and DECREED** that Secured Creditor's objection to confirmation is hereby resolved.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Sandra J. May
DebtorCase No. 19-27812-JNP
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 09, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 11, 2020.

db +Sandra J. May, 9 Brandywine Court, Egg Harbor Township, NJ 08234-4882

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 11, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 9, 2020 at the address(es) listed below:

Christian Del Toro on behalf of Creditor PNC Bank, National Association
cdeltoro@martonelaw.com, bky@martonelaw.com

Christian Del Toro on behalf of Creditor CONSUMER DEPARTMENT PNC BANK, NATIONAL ASSOCIATION
cdeltoro@martonelaw.com, bky@martonelaw.com

Denise E. Carlon on behalf of Creditor PNC Bank, National Association dcarlon@kmlawgroup.com,
bkggroup@kmlawgroup.com

Eric Clayman on behalf of Defendant Sandra J. May jenkins.clayman@verizon.net,
connor@jenkinsclayman.com

Eric Clayman on behalf of Debtor Sandra J. May jenkins.clayman@verizon.net,
connor@jenkinsclayman.com

Frank J Martone on behalf of Creditor CONSUMER DEPARTMENT PNC BANK, NATIONAL ASSOCIATION
bky@martonelaw.com

Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com

Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Kevin Gordon McDonald on behalf of Creditor PNC Bank, National Association
kmcDonald@kmlawgroup.com, bkggroup@kmlawgroup.com

Kyle Francis Eingorn on behalf of Creditor McCormick 105, LLC keingorn@dbblegal.com

Kyle Francis Eingorn on behalf of Plaintiff McCormick 106, LLC keingorn@dbblegal.com

Kyle Francis Eingorn on behalf of Creditor McCormick 106, LLC keingorn@dbblegal.com

Michael E. Brown on behalf of Creditor McCormick 105, LLC mbrown@dbblegal.com

Michael E. Brown on behalf of Creditor McCormick 106, LLC mbrown@dbblegal.com

Rebecca K. McDowell on behalf of Creditor JERSEY SHORE FEDERAL CREDIT UNION
rmcdowell@slgcollect.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 16